

**CITY OF EL PASO, TEXAS**  
**AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM**

**DEPARTMENT:** City Development Department, Planning Division

**AGENDA DATE:** Introduction: May 13, 2014  
Public Hearing: June 3, 2014

**CONTACT PERSON/PHONE:** Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

**DISTRICT(S) AFFECTED:** 1

**SUBJECT:**

An Ordinance changing the zoning of Tract 9A, Block 5, Upper Valley Surveys, 261 Lindbergh Avenue, City of El Paso, El Paso County, Texas from R-1 (Residential) to R-2 (Residential). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 261 Lindbergh Avenue. Property Owner: Lawrence L. and Patricia S. Bylicki. PZRZ14-00010 (District 1)

**BACKGROUND / DISCUSSION:**

Staff report attached.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

City Plan Commission (CPC) – Approval Recommendation (7-0)

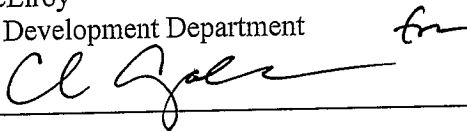
\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:**

Mathew S. McElroy  
Director, City Development Department



**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE CHANGING THE ZONING OF TRACT 9A, BLOCK 5, UPPER VALLEY SURVEYS, 261 LINDBERGH AVENUE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-1 (RESIDENTIAL) TO R-2 (RESIDENTIAL). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of *Tract 9A, Block 5, Upper Valley Surveys, 261 Lindbergh Avenue, City of El Paso, El Paso County, Texas*, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from **R-1 (Residential)** to **R-2 (Residential)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

The penalties for violating the standards imposed through this rezoning ordinance are found in Section 20.24 of the El Paso City Code.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

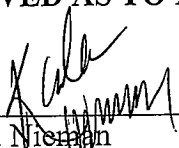
THE CITY OF EL PASO

ATTEST:

\_\_\_\_\_  
Oscar Leaser  
Mayor

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Karla M. Nierman  
Assistant City Attorney

APPROVED AS TO CONTENT:

  
\_\_\_\_\_  
Mathew S. McElroy, Director  
City Development Department

ORDINANCE NO. \_\_\_\_\_

Zoning Case No: PZRZ14-00010

**EXHIBIT "A"**

Prepared for: Patricia Bylicki  
February 21, 2014

**METES AND BOUNDS DESCRIPTION**

Description of a parcel of land, being Tract 9A, Block 5, Upper Valley Surveys, City of El Paso, El Paso County, Texas and being more particularly described by Metes and Bounds as follows:

Commencing for reference at a found City of El Paso brass disk monument at the centerline intersection of Lindbergh Avenue and Mora Drive from which a found City of El Paso brass disk monument on the centerline intersection of Mora Drive cul-de-sac bears, North 18°20'00" West a distance of 355.06 feet; Thence along the centerline of Lindberg Avenue, North 89°57'00" East a distance of 384.61 feet to a point; Thence leaving said centerline, North 00°03'00" West a distance of 20.00 feet to a set ½" rebar with cap marked TX 5152 on the northerly right of way line of Lindberg Avenue for the **"TRUE POINT OF BEGINNING"**

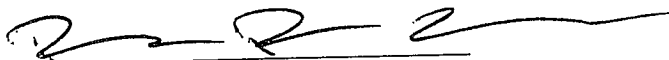
Thence along the westerly line of Tract 9A, Block 5, Upper Valley Surveys, North 00°03'00" West a distance of 396.71 feet to a point on the northerly line of Tract 9A, Block 5, Upper Valley Surveys;

Thence along said line, North 89°57'00" East a distance of 291.32 feet to a point on the easterly line of Tract 9A, Block 5, Upper Valley Surveys;

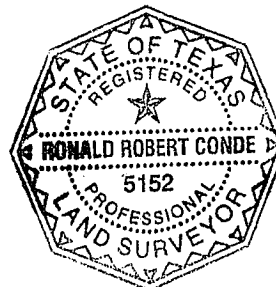
Thence along said line, South 00°03'00" East a distance of 396.71 feet to a point on the northerly right of way line of Lindberg Avenue;

Thence along said right of way line, South 89°57'00" West a distance of 291.32 feet to the **TRUE POINT OF BEGINNING** and containing 115,569 Sq. Ft. 2.653 acres of land more or less.

Note: A drawing of even date accompanies this description.



Ron R. Conde  
R.P.L.S. No. 5152



## MEMORANDUM

**DATE:** May 5, 2014

**TO:** The Honorable Mayor and City Council  
Joyce A. Wilson, City Manager

**FROM:** Andrew Salloum, Planner

**SUBJECT:** PZRZ14-00010

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The City Plan Commission (CPC) on April 24, 2014, voted **7-0** to recommend **APPROVAL** of rezoning the subject property from R-1 (Residential) to R-2 (Residential) in order to allow for single-family dwelling.

The CPC found that the rezoning is in conformance with Plan El Paso. The CPC also determined that the rezoning protects the best interest, health, safety and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and the rezoning will have no negative effects on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

No oppositions.

**Property Owner:** Lawrence L. and Patricia S. Bylicki  
**Representative:** Conde, Inc.

**Attachments:**  
Staff Report





## *City of El Paso – City Plan Commission Staff Report*

**Case No:** PZRZ14-00010  
**Application Type:** Rezoning  
**CPC Hearing Date:** April 24, 2014  
**Staff Planner:** Andrew Salloum, 915-212-1613, salloumam@elpasotexas.gov

**Location:** 261 Lindbergh Avenue  
**Legal Description:** Tract 9A, Block 5, Upper Valley Surveys, City of El Paso, El Paso County, Texas  
**Acreage:** 1.0848  
**Rep District:** 1  
**Current Zoning:** R-1 (Residential)  
**Existing Use:** Single-family dwelling  
**C/SC/SP/ZBA/LNC:** None  
**Request:** From R-1(Residential) to R-2 (Residential)  
**Proposed Use:** Single-family dwelling

**Property Owner:** Lawrence L. and Patricia S. Bylicki  
**Representative:** Conde, Inc.

### **SURROUNDING ZONING AND LAND USE**

**North:** R-2 (Residential) / Single-family dwelling  
**South:** R-1 (Residential) / Single-family dwellings  
**East:** R-1 (Commercial) / Single-family dwellings  
**West:** R-1 (Residential) / Single-family dwellings

**PLAN EL PASO DESIGNATION:** G-3, Post-War, (Northwest Planning Area)  
**NEAREST PARK:** Thorn Park (3,143 feet)  
**NEAREST SCHOOL:** Mitzi Bond Elementary (54 feet)

### **NEIGHBORHOOD ASSOCIATIONS**

Upper Valley Improvement Association  
Upper Mesa Hills Neighborhood Association  
Coronado Neighborhood Association  
Upper Valley Neighborhood Association  
Save the Valley

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on April 9, 2014. The Planning Division has not received any phone calls or letters in support or opposition to the rezoning request.

### **APPLICATION DESCRIPTION**

The applicant is requesting to rezone the subject property from R-1 (Residential) to R-2 (Residential) in order to allow for single-family dwelling. Currently, there is existing R-2 (Residential) zoned property to the north of the subject property that the applicant owns. By rezoning the subject property to R-2 (Residential), the two properties under common ownership can be constructed upon as one contiguous development to clean up the split zones. Access to the subject property is proposed from Lindbergh Avenue.

If rezoned to R-2 (Residential), the lot will comply with all dimensional standards for the zone:

<b>Lot &amp; Dwelling Size / Building Setback</b>	<b>Required (Minimum)</b>	<b>Proposed (Existing)</b>
<b>Lot Area</b>	10,000 sq. ft.	91,476 sq. ft.
<b>Lot Width</b>	80 ft.	291 ft. 32 in.
<b>Lot Depth</b>	110 ft.	396 ft. 71 in.
<b>Front Yard</b>	25 ft.	35 ft. 3 in.
<b>Rear Yard</b>	25 ft.	177 ft. 8 in.
<b>Cumulative Front &amp; Back Yard</b>	60 ft.	213 ft. 1 in.
<b>Side Yard</b>	8 ft.	69 ft. 9 in. and 136 ft. 5 in.
<b>Side Street Yard</b>	10 ft.	N/A
<b>Cumulative Side &amp; Side Street Yard</b>	20 ft.	206 ft. 4 in.
<b>Height (Maximum)</b>	35 ft. (Maximum)	12 ft.

### **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **approval** of rezoning the subject property from R-1 (Residential) to R-2 (Residential). The recommendation is based on compatibility with surrounding land uses and the existing R-2 (Residential) zoned properties to the north, east, and west of the subject property and supports the Plan El Paso land use designations G-3, Post-War.

### **Plan El Paso- Future Land Use Map Designation**

All applications for rezoning shall demonstrate compliance with the following criteria:

G-3, Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of the R-2 (Residential) district is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood

### **COMMENTS:**

#### **Planning Division - Transportation**

TIA is not required.

Note:

All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

#### **City Development Department – Plan Review**

No objections to the rezoning request.

#### **City Development Department - Land Development**

No objections.

#### **Fire Department**

The Fire Department has no adverse comments therefore recommends approval of this case.

**Police Department**

No issues.

**El Paso Water Utilities**

We have reviewed the zoning change request described above and provide the following comments:

EPWU does not object to this request.

**EPWU-PSB Comments****Water**

Along Lindbergh Avenue between Charl Ann Road and Mora Drive there is an existing twelve (12) inch diameter water main located along the northernmost portion of Lindbergh Avenue.

Previous water pressure readings conducted on fire hydrant number 1382 located along Lindbergh Avenue at approximately 220 feet east of Mora Drive have yielded a static pressure of 80 pounds per square inch (psi), residual pressure of 75 psi, discharge of 1,055 gallons per minute (gpm).

As per EPWU-PSB Records, 261 Lindbergh Avenue has a single three – quarter (  $\frac{3}{4}$  ) inch diameter water service.

**Sanitary Sewer**

Along Lindbergh Avenue fronting the subject Property there is an existing eight ( 8 ) inch diameter sanitary sewer main located along the southernmost portion of Lindbergh Avenue. The average depth of this main is approximately six (6) vertical feet along the frontage of the subject Property.

**General**

Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**Attachments:**

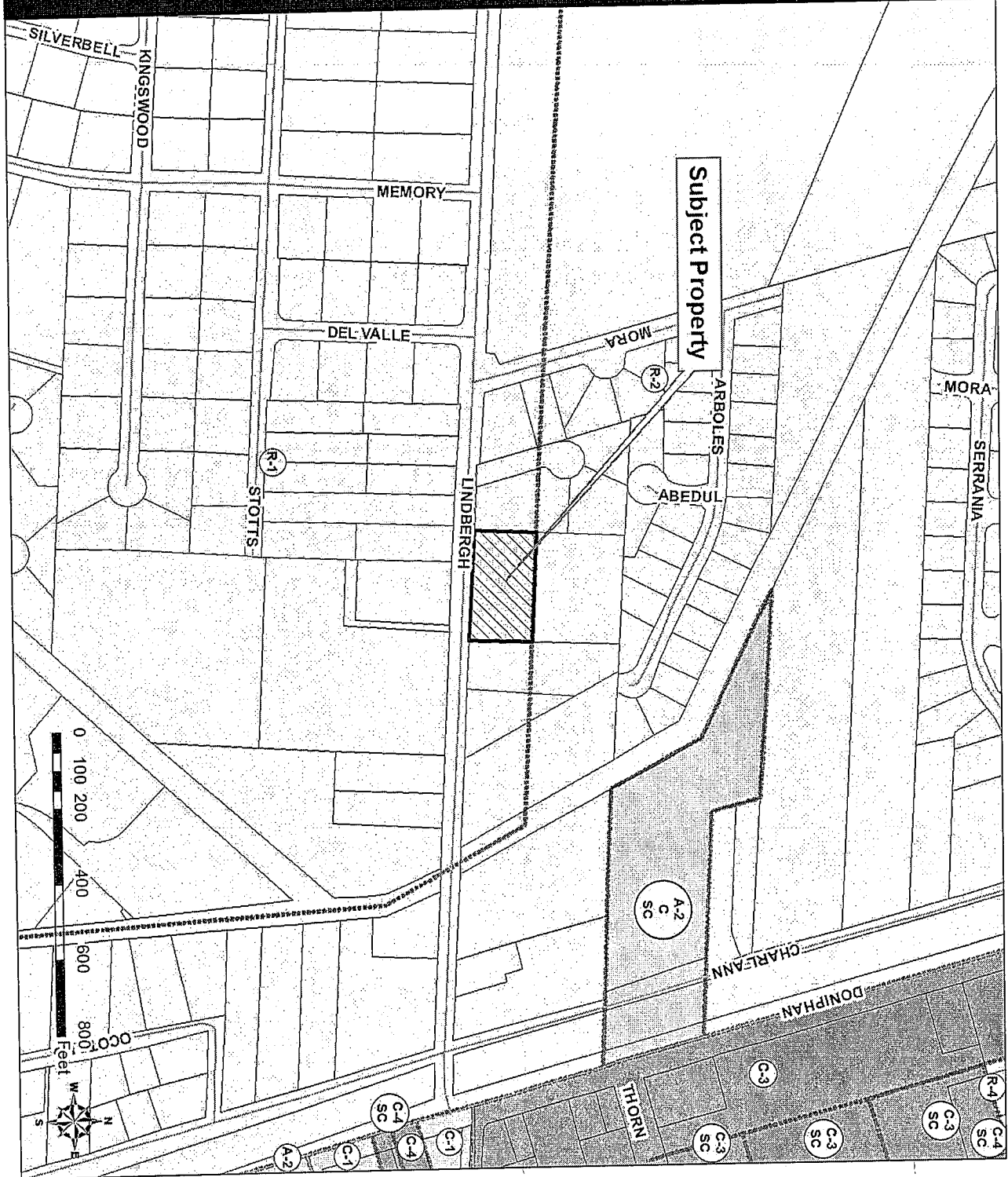
Attachment 1: Zoning Map

Attachment 2: Aerial Map

Attachment 3: Conceptual Site Plan

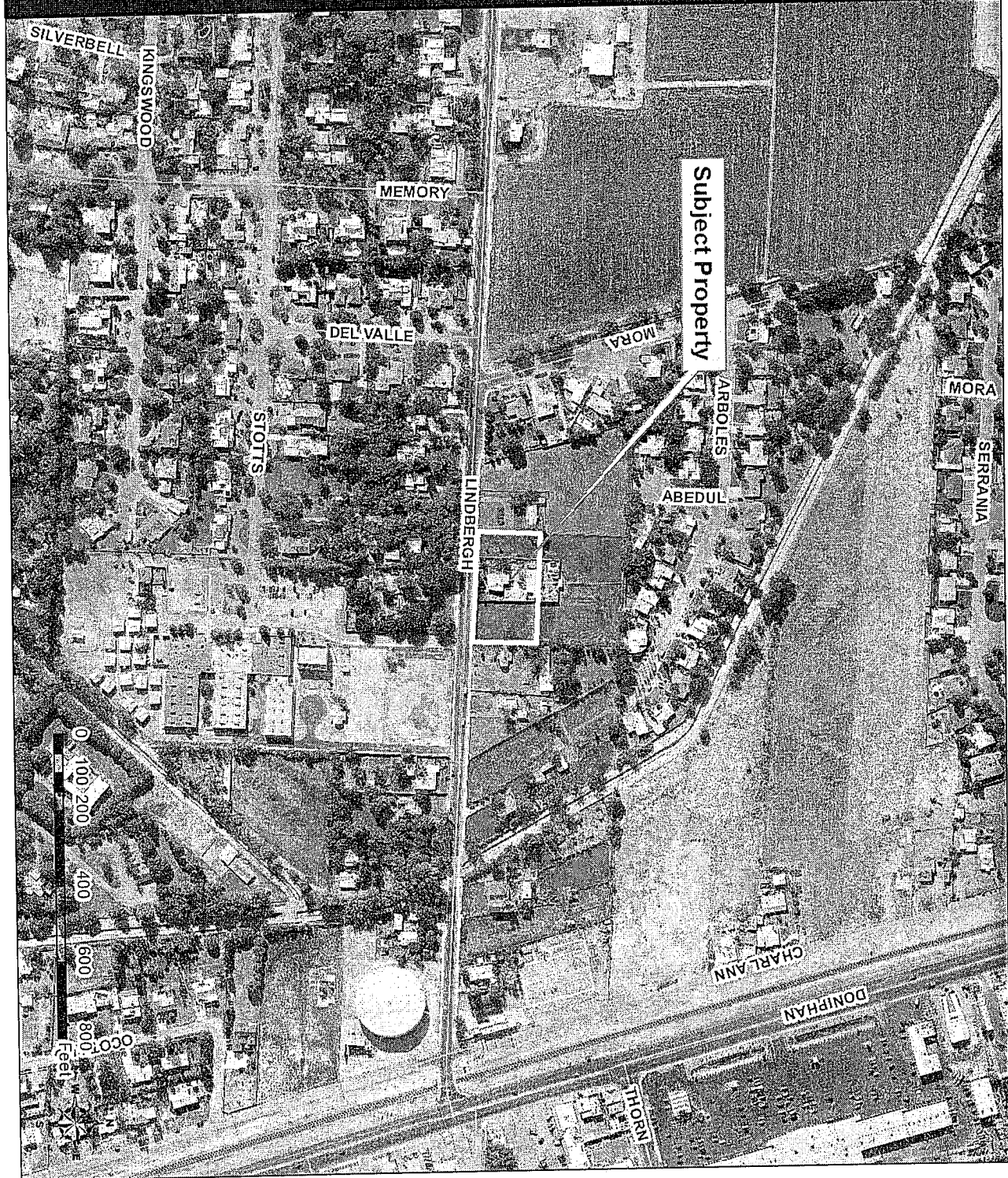
ATTACHMENT 1: ZONING MAP

PZRZ14-00010

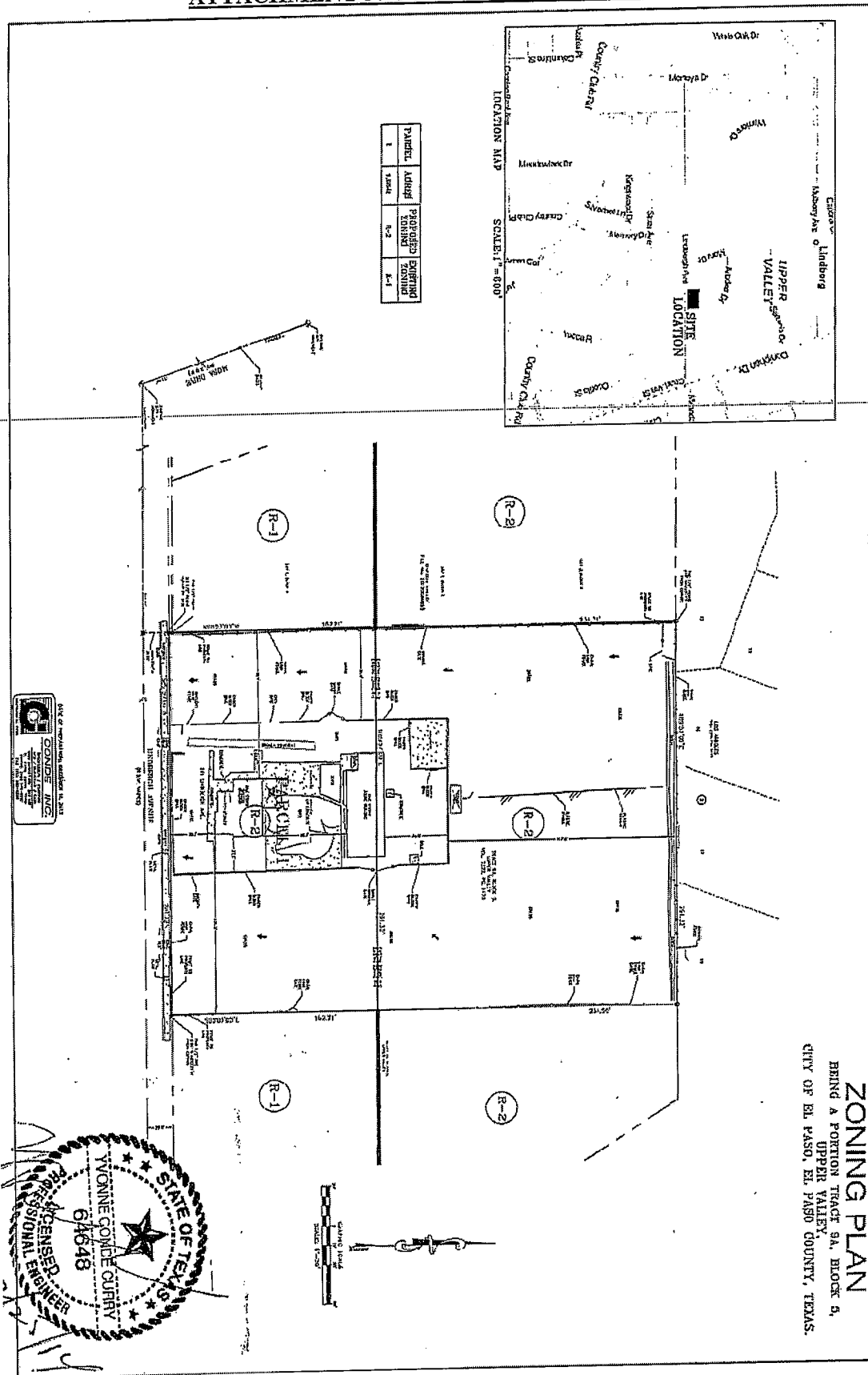


ATTACHMENT 2: AERIAL MAP

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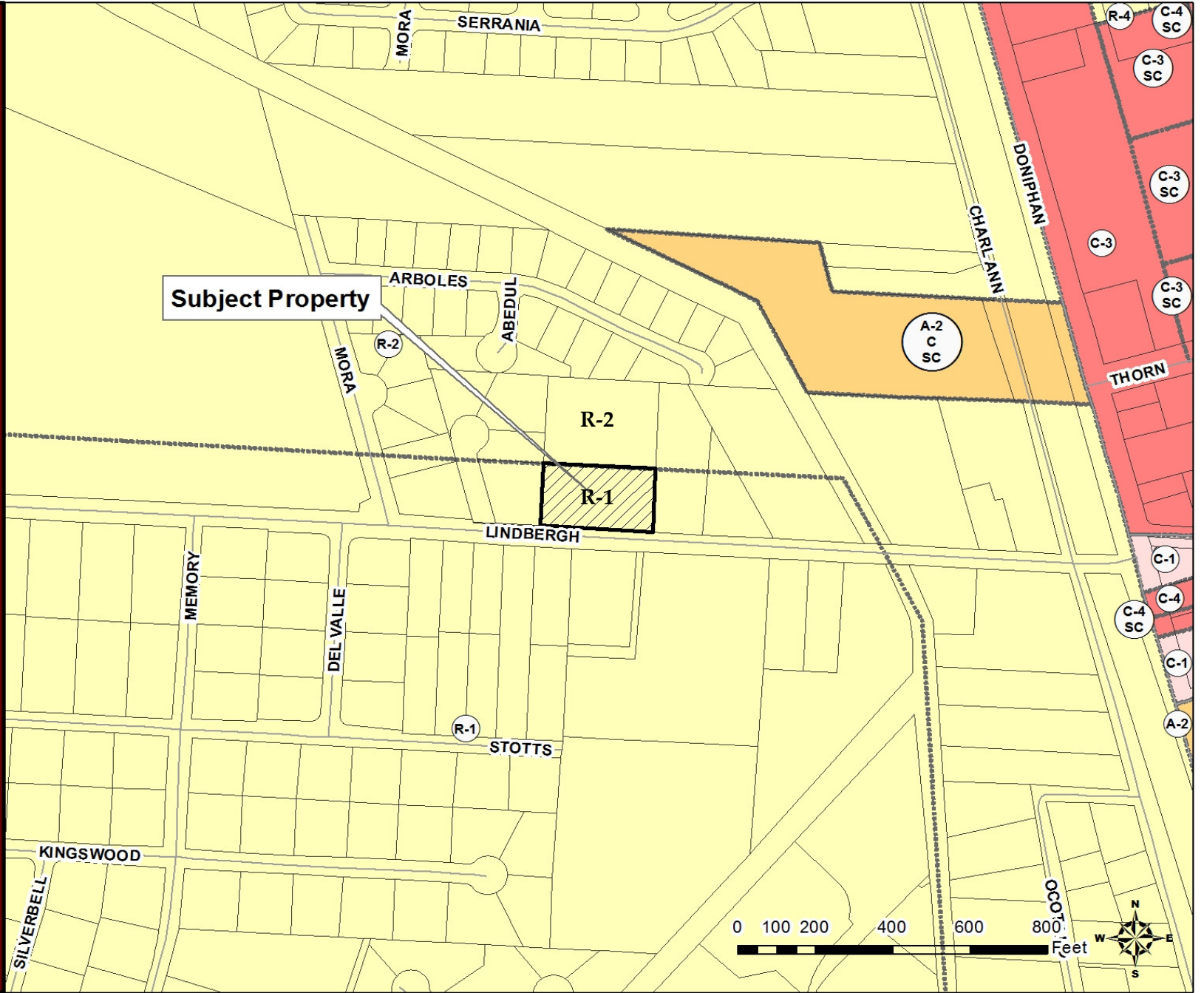


# ATTACHMENT 3: CONCEPTUAL SITE PLAN

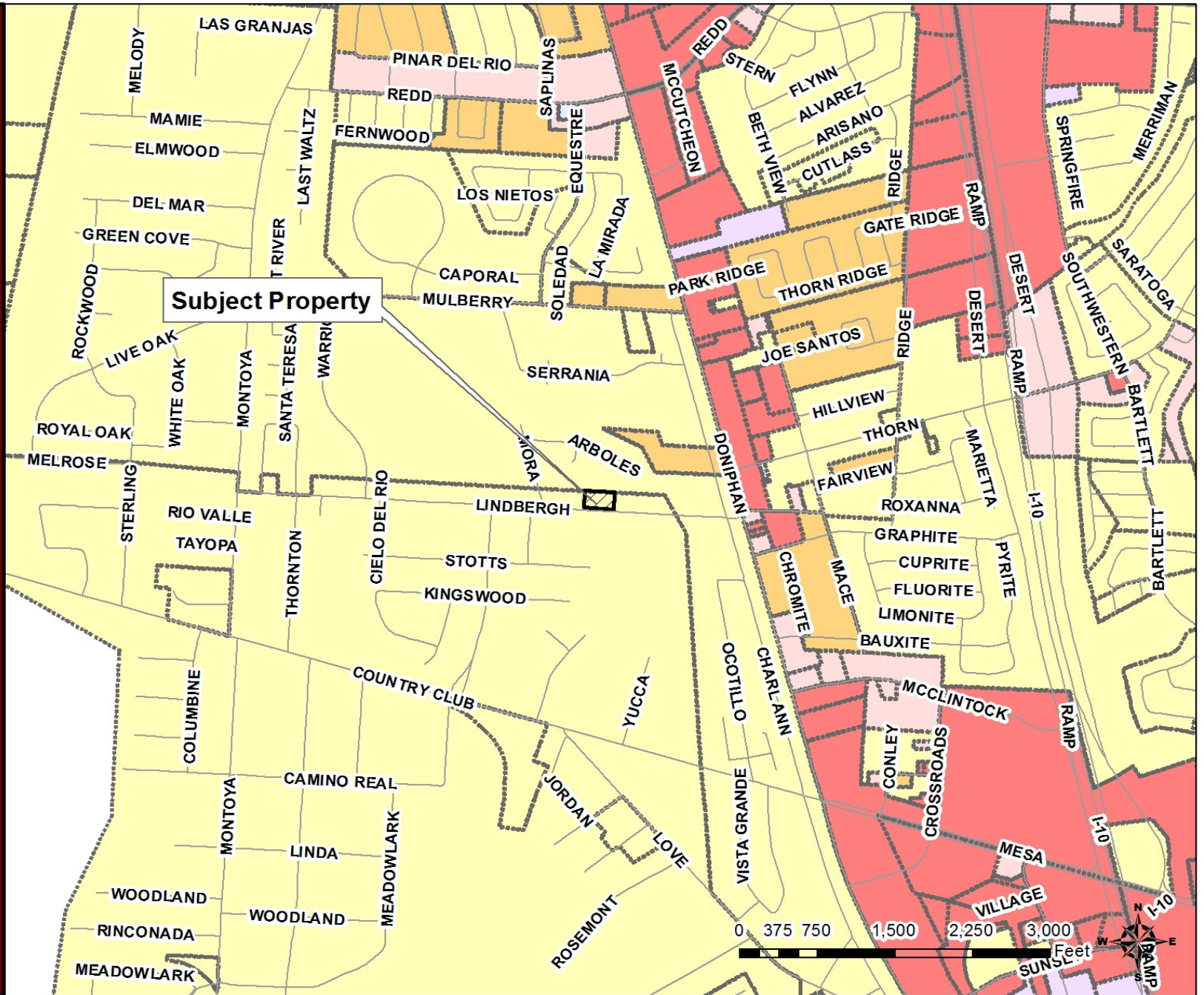




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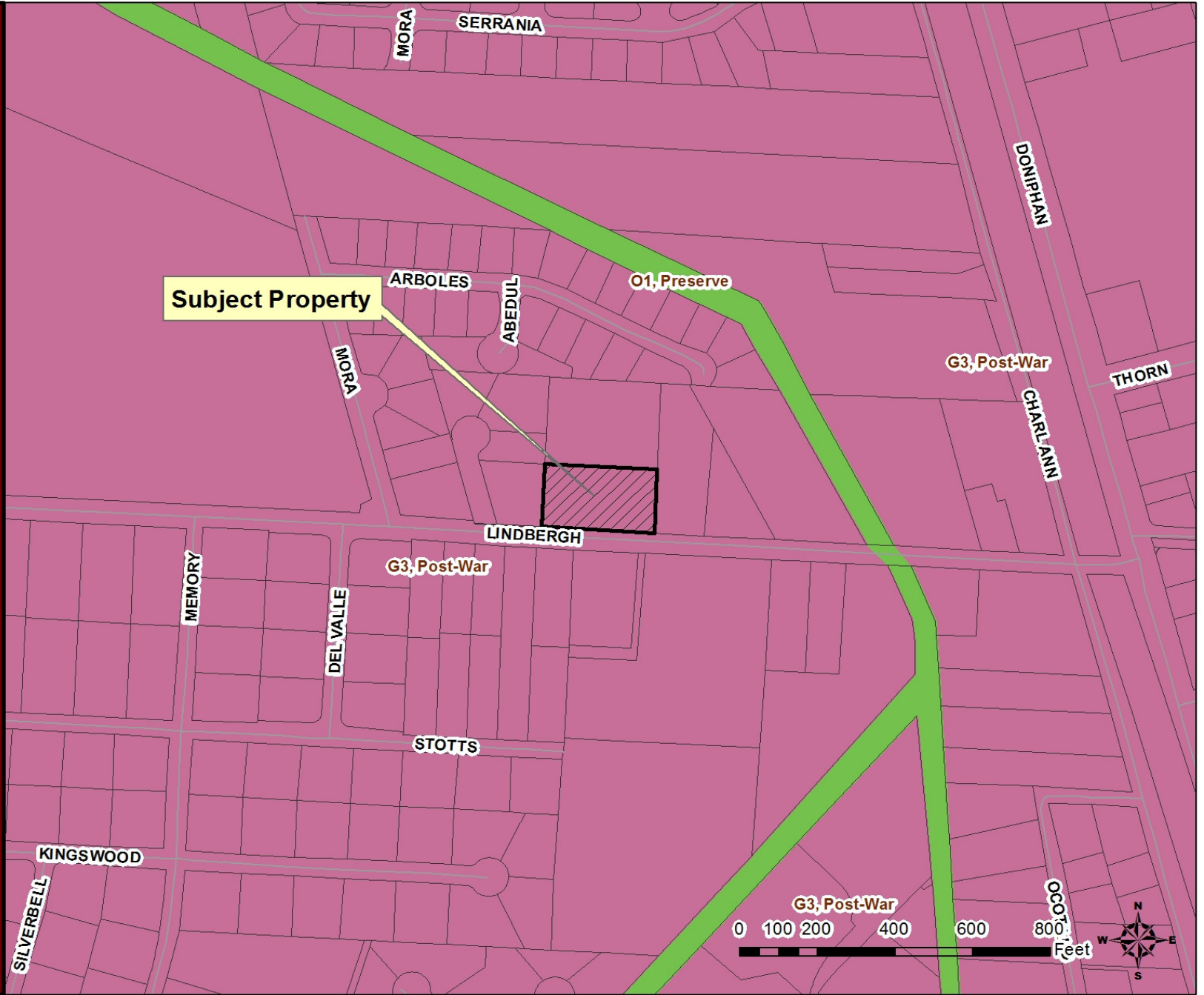




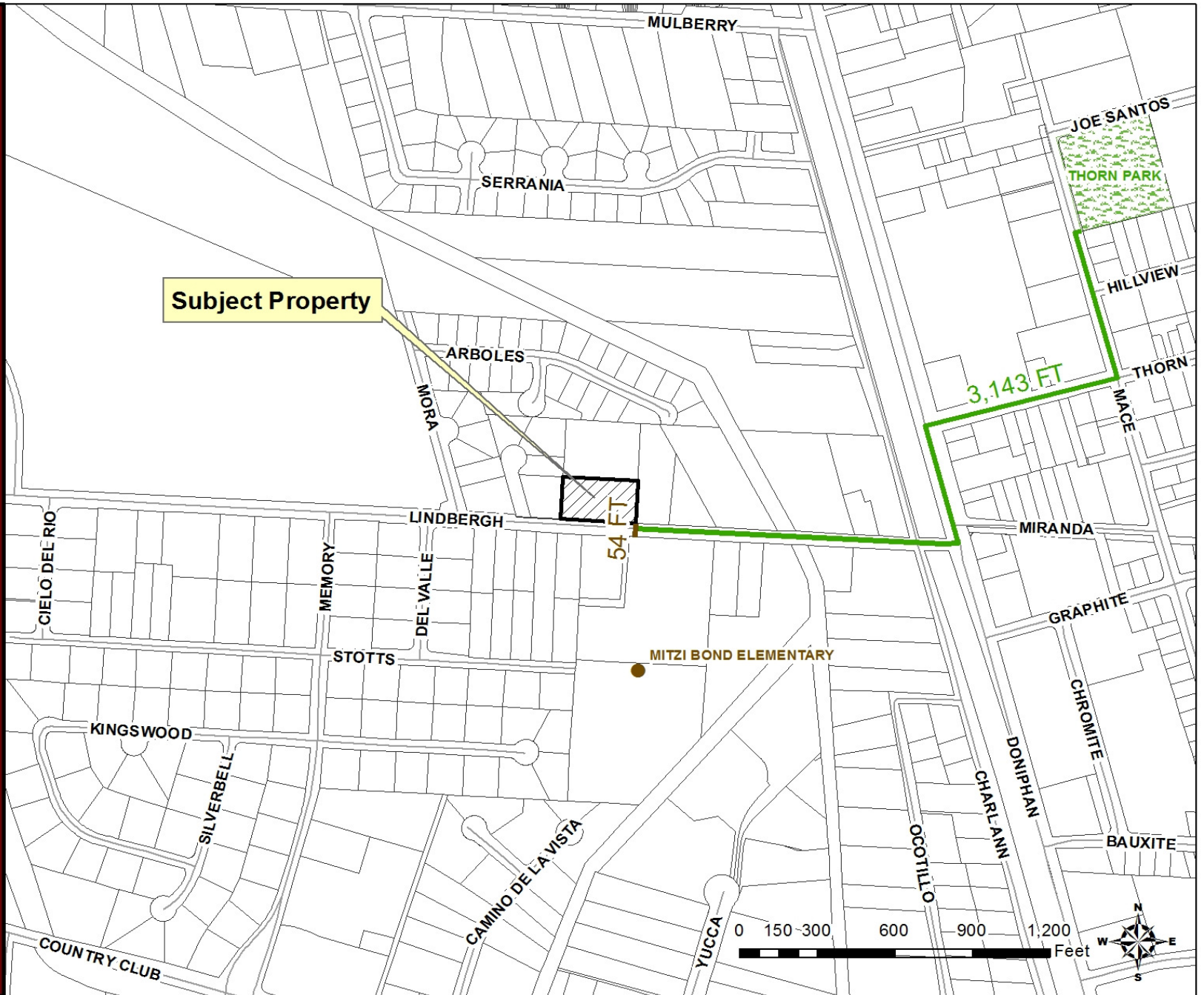
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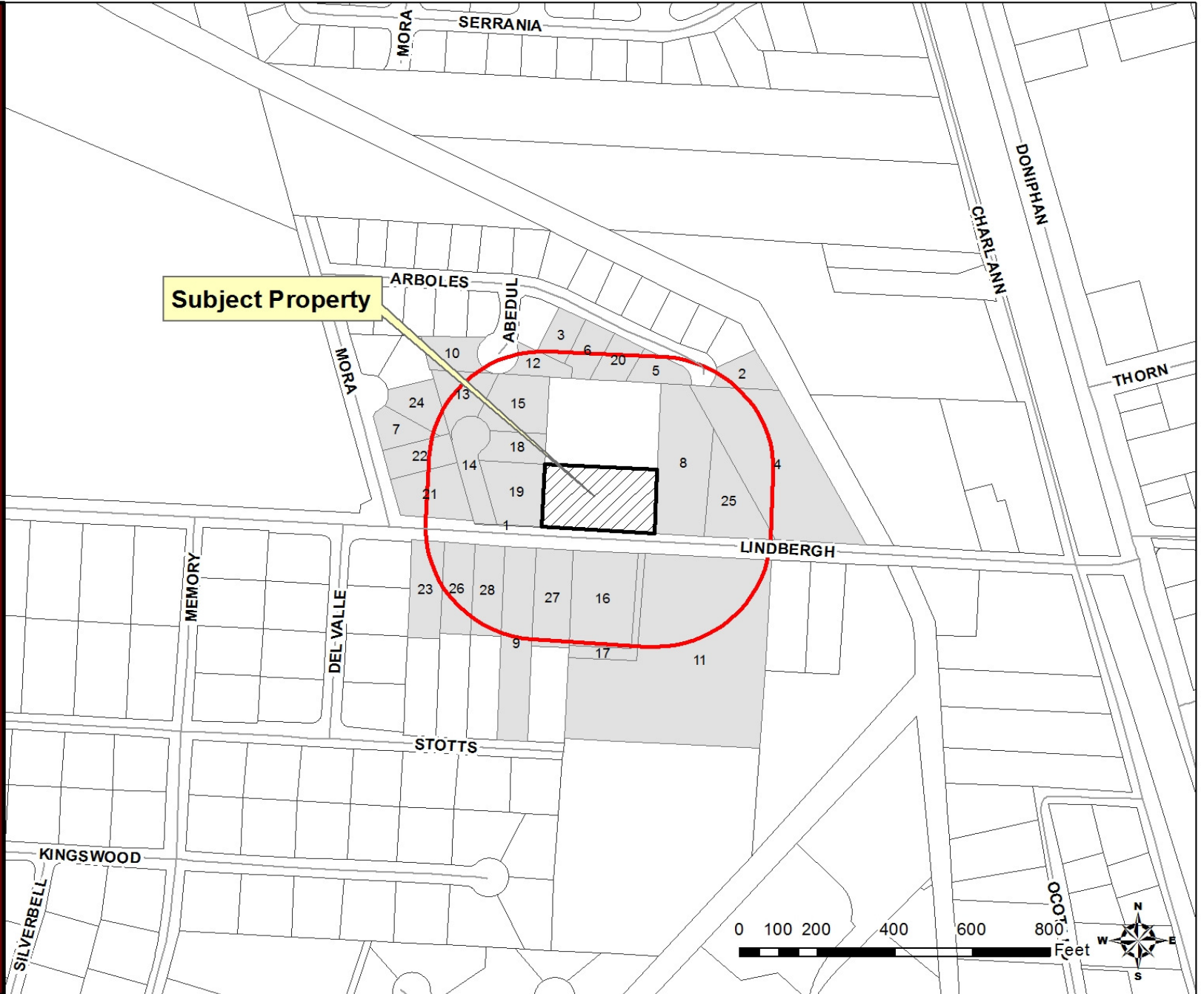
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**Subject Property**



**Subject Property**







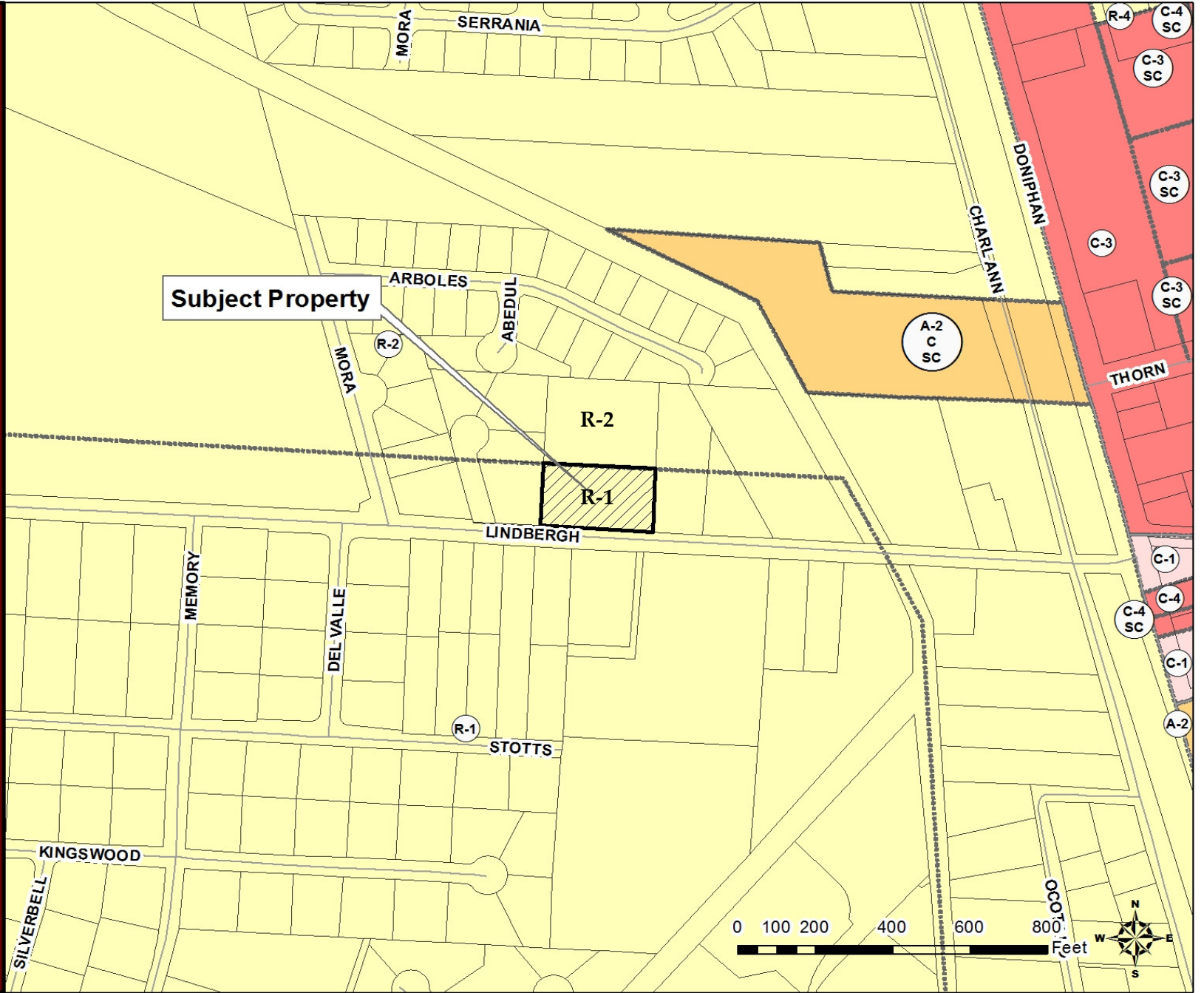
South



West



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